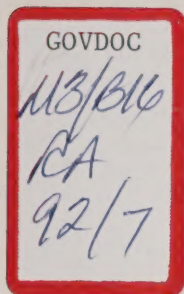


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SOUTH BOSTON PLANNING DISTRICT

1990 POPULATION & HOUSING TABLES

**with comparisons to Boston City share
and selected 1980 data**

U.S. CENSUS (STF1)

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**Boston Redevelopment Authority
Policy Development & Research Department**

**Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst**

Revised, expanded January 15, 1992



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Stephen Coyle, Director

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Nsa	Names
56	City Point
57	Columbus Park - Andrew Square
58	D Street - West Broadway
60	Telegraph Hill

BRA Planning Districts and NSAs

3 - South Boston

BRA Research Dept. SBOSNSA Goetze 9/9/93



STF1 EXPLANATORY NOTE

The U.S. Bureau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, employment, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Policy Development and Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These data were assembled into 18 population tables and 16 housing tables. Some of these tables contain comparisons with 1980 data, while others contain "share ratios" comparing aspects of the planning district to city wide averages.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

In addition to the population and housing tables, the State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst, printed the accompanying profile detailing all persons by age, sex and Hispanic origin in each planning district.

A complete 8 page profile of the 1990 STF1 data is available for each of Boston's 16 planning districts. Similar 8 page profiles will soon be available for the 69 Neighborhood Statistical Areas of Boston. Such 8 page profiles are also available for the City of Boston, the other 350 communities, the 14 counties, and the Commonwealth. These can be obtained by contacting the State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003.

BRA publication number 430, Census Glossary, may also be of interest. It is a 20 page appendix titled, "Definitions of Subject Characteristics", excerpted from Summary Population and Housing Characteristics, Massachusetts, 1990.

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GLOSSARY OF CENSUS TERMS

P 1: SOUTH BOSTON PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	29,467	Population Percent of City:	5.1
Total Land Area (in Sq. Mi.):	3.13	Land Area Percent of City:	6.4
Population Density (per SqMi):	9,414	Density Ratio to City Average:	0.81

Source: 1990 U.S. Census STF1 Counts, BRA Research Department data.

P 2: POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990

SOUTH BOSTON	1980		1990		1990 - 1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Boston Ratio ²
Total Population	30,396	100.0	29,467	100.0	(929)	-3.1	1.00
White ¹	30,067	98.9	28,372	96.3	(1,696)	-5.6	1.63
Black ¹	15	0.0	288	1.0	273	1820.0	0.04
Native Americans	68	0.2	93	0.3	25	36.8	0.96
Asian + Pac. Islanders	154	0.5	554	1.9	400	259.7	0.36
Other Race	92	0.3	161	0.5	69	75.0	0.09
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic Origin	160	0.5	439	1.5	279	174.4	0.14
White	134	0.4	245	0.8	111	82.8	0.22
Black	0	0.0	21	0.1	21	ERR	0.04
All other	26	0.1	173	0.6	147	565.4	0.11
-----	-----	-----	-----	-----	-----	-----	-----
Total Minorities	463	1.5	1,340	4.5	877	189.4	0.11
-----	-----	-----	-----	-----	-----	-----	-----
White, Non-Hisp.	29,933	98.5	28,127	95.5	(1,806)	-6.0	1.62
Black, Non-Hisp.	15	0.0	267	0.9	252	1680.0	0.04

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

P 3: ALL PERSONS: AGE GROUPS, 1980 - 1990

SOUTH BOSTON	1980		1990		1990 - 1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Boston Ratio ¹
Total Persons:	30,396	100.0	29,467	100.0	(929)	-3.1	1.00
0-4 years	1,599	5.3	1,700	5.8	101	6.3	0.91
5-14	3,700	12.2	2,852	9.7	(848)	-22.9	0.96
15-24	5,632	18.5	3,996	13.6	(1,636)	-29.0	0.67
25-34	4,344	14.3	6,528	22.2	2,184	50.3	0.96
35-44	2,790	9.2	4,158	14.1	1,368	49.0	1.04
45-54	3,436	11.3	2,767	9.4	(669)	-19.5	1.15
55-64	3,837	12.6	2,891	9.8	(946)	-24.7	1.39
65-74	2,826	9.3	2,695	9.1	(131)	-4.6	1.47
75-84	1,577	5.2	1,399	4.7	(178)	-11.3	1.25
85 +	666	2.2	482	1.6	(173)	-26.4	1.14

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 4: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

SOUTH BOSTON

<u>Years and Age</u>	<u>All</u>	<u>White¹</u>	<u>Black¹</u>	<u>Asian/PI</u>	<u>Others²</u>	<u>All : Hispanic Origin</u>
1980, Total:	30,396	30,067	0	154	175	160
0-4 years	1,599	1,571	0	14	14	17
5-17	5,216	5,147	0	22	47	43
18-64	18,523	18,331	0	96	96	90
65 +	5,058	5,018	0	22	18	10
1990, Total:	29,467	28,372	288	554	254	439
0-4 years	1,700	1,592	29	49	30	46
5-17	3,653	3,438	58	117	40	49
18-64	19,539	18,799	190	371	179	319
65 +	4,576	4,543	11	17	5	25
Abs. Change, '90-'80:	(929)	(1,695)	288	400	79	279
0-4 years	101	21	29	35	16	29
5-17	(1,563)	(1,709)	58	95	(7)	6
18-64	1,016	468	190	275	83	229
65 +	(482)	(475)	11	(5)	(13)	15
Pct. Change, '90-'80:	-3.1	-5.6	N/A	259.7	45.1	174.4
0-4 years	6.3	1.3	N/A	250.0	114.3	170.6
5-17	-30.0	-33.2	N/A	431.8	-14.9	14.0
18-64	5.5	2.6	N/A	286.5	86.5	254.4
65 +	-9.5	-9.5	N/A	-22.7	-72.2	150.0

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

P 6: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990

<u>SOUTH BOSTON</u>	<u>Total</u>	<u>Female</u>	<u>Male</u>	<u>Female Percent of Total Population</u>
Total Population	28.3	28.1	26.9	52.4
White*	28.5	N/A	N/A	52.6
Black*	N/A	N/A	N/A	38.9
Asian + Pac. Islanders	N/A	N/A	N/A	52.7

Ratio to Boston Median Age, Gender:

Total Population	0.93	0.90	0.91	1.01
White*	0.89	N/A	N/A	1.02
Black*	N/A	N/A	N/A	0.73
Asian + Pac. Islanders	N/A	N/A	N/A	1.07

Source: 1990 US Census STF1 Counts, Tables M3, M4, M5.

* includes persons of Hispanic origin

P 6: POPULATION AGE GROUPS DETAILED by RACE/ETHNICITY, 1990

SOUTH BOSTON	<u>All</u>	<u>White¹</u>	<u>Black¹</u>	<u>AsianPI</u>	<u>All Others²</u>	<u>Hispanic Origin</u>
Total Population:	29,467	28,372	288	554	253	439
<u>Age</u>						
0-4 years	1,700	1,592	29	49	30	46
5-14	2,852	2,680	48	93	31	37
15-24	3,996	3,794	46	107	49	90
25-34	6,528	6,309	58	105	56	97
35-44	4,158	3,956	49	110	43	75
45-54	2,767	2,674	23	44	26	48
55-64	2,891	2,824	24	29	14	21
65-74	2,695	2,673	7	11	4	17
75-84	1,399	1,394	1	4	0	7
85 +	482	476	3	2	1	1
<hr/>						
0-4 years	1,700	1,592	29	49	30	46
5-17	3,653	3,438	58	117	40	49
5-11	2,075	1,951	39	65	20	27
12-14	777	729	9	28	11	10
15-17	801	758	10	24	9	12
18-64	19,539	18,799	190	371	179	319
18-44	13,881	13,301	143	298	139	250
45-64	5,658	5,498	47	73	40	69
65 +	4,576	4,543	11	17	5	25

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

P 6A: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY:

SOUTH BOSTON	<u>All</u>	<u>White¹</u>	<u>Black¹</u>	<u>AsianPI</u>	<u>All Others²</u>	<u>Hispanic Origin</u>
Total Population:	1.00	1.53	0.04	0.36	0.14	0.14
<u>Age</u>						
0-4 years	0.90	1.87	0.04	0.46	0.15	0.14
5-14	0.98	2.28	0.04	0.53	0.09	0.07
15-24	0.67	0.99	0.03	0.28	0.12	0.13
25-34	0.96	1.39	0.04	0.29	0.14	0.13
35-44	1.04	1.60	0.04	0.53	0.18	0.18
45-54	1.15	1.81	0.03	0.40	0.21	0.22
55-64	1.39	1.94	0.05	0.31	0.20	0.17
65-74	1.47	1.90	0.02	0.17	0.10	0.22
75-84	1.24	1.50	0.01	0.11	0.00	0.19
85 +	1.14	1.30	0.07	0.19	0.24	0.11

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11, and Table P 6, above.

1- includes persons of Hispanic origin

2- includes Native Americans

P 7: HOUSEHOLD TYPE and RELATIONSHIP, 1990

	Total	Total	Subtotal	PD/Boston
	Persons	(in percent)		Ratio1
SOUTH BOSTON				
All Persons:	29,470	100.0	—	1.00
<u>In family households:</u>	20,739	70.4	100.0	1.05
Householder	6,683	22.7	32.2	1.12
Spouse	3,895	13.2	18.8	1.12
Child:	8,328	28.3	40.2	1.08
Natural-born or adopted	8,178	27.8	39.4	1.09
Step	150	0.5	0.7	0.99
Grandchild	366	1.2	1.8	0.75
Other relatives	1,048	3.6	5.1	0.76
Nonrelatives	419	1.4	2.0	0.61
<u>Average persons per family:</u>	2.32	—	—	0.73
<u>In nonfamily households:</u>	7,771	26.4	100.0	0.96
Householder living alone	5,314	18.0	68.4	1.28
Householder not living alone	1,085	3.7	14.0	0.68
Nonrelatives	1,372	4.7	17.7	0.59
<u>In group quarters:</u>	960	3.3	100.0	0.57
Institutionalized persons	386	1.3	40.2	0.90
Other persons in group quarters	574	1.9	59.8	0.46

Source: 1990 US Census STF1 Count, Tables P15, P17.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 8: GROUP QUARTERS RESIDENTS, 1990

	Total	Total	Subtotal	PD/Boston
	Persons	(in percent)		Ratio1
SOUTH BOSTON				
All persons in group quarters:	959	100.0	—	1.00
<u>Institutionalized persons</u>	386	40.3	100.0	1.58
Correctional institutions	0	0.0	0.0	0.00
Nursing homes	386	40.3	100.0	2.43
Mental (Psychiatric) hospitals	0	0.0	0.0	0.00
Juvenile institutions	0	0.0	0.0	0.00
Other institutions	0	0.0	0.0	0.00
<u>Other persons in group quarters</u>	573	59.7	100.0	0.80
College dormitories	0	0.0	0.0	0.00
Military quarters	48	5.0	8.4	2.18
Emergency shelters for homeless	282	29.4	49.2	4.30
Visible in street locations	3	0.3	0.5	0.47
Other noninstitutional group quarters	240	25.0	41.9	2.32

Source: 1990 US Census STF1 Count, Table P28.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

	Total Hholds	Total (in percent)	Subtotal	PD/Boston Ratio1
SOUTH BOSTON				
All households:	13,081	100.0	—	1.00
<u>1 person:</u>	5,313	40.6	100.0	1.14
Male householder	2,249	17.2	42.3	1.10
Female householder	3,064	23.4	57.7	1.18
<u>2 or more persons:</u>	7,768	59.4	100.0	0.92
Family households:	6,683	51.1	86.0	1.01
Married-couple family:	3,894	29.8	50.1	1.00
With related children	1,637	12.5	21.1	0.96
No related children	2,257	17.3	29.1	1.03
Other family:	2,789	21.3	35.9	1.02
Male householder, no wife present:	562	4.3	7.2	1.02
With related children	141	1.1	1.8	0.76
No related children	421	3.2	5.4	1.16
Female householder, no husband present:	2,227	17.0	28.7	1.01
With related children	1,148	8.8	14.8	0.85
No related children	1,079	8.2	13.9	1.28
Nonfamily households:	1,085	8.3	14.0	0.60
Male householder	571	4.4	7.4	0.58
Female householder	514	3.9	6.6	0.63

Source: 1990 US Census STF1 Count, Table P16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990

SOUTH BOSTON	<u>Household counts</u>			<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Family</u>	<u>Non-Family</u>	<u>Total</u>	<u>Family</u>	<u>Non-Family</u>
All households:	13,086	6,686	6,400	1.00	1.01	0.99
<u>Household size:</u>						
1 person	5,314	N/A	5,314	1.14	N/A	1.14
2 persons	3,778	2,910	868	0.98	1.13	0.68
3 persons	1,886	1,715	171	0.97	1.06	0.52
4 persons	1,142	1,108	34	0.85	0.91	0.26
5 persons	569	561	8	0.81	0.84	0.23
6 persons	261	260	1	0.79	0.83	0.06
7 or more persons	136	132	4	0.54	0.54	0.48

Source: 1990 US Census STF1 Count, Table P27.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990

SOUTH BOSTON	Household Counts				
	All	White*	Black*	Asian	Hispanic
All households:	13,081	12,733	78	180	156
<u>Family households:</u>	6,683	6,442	54	132	90
Married-couple family:	3,895	3,784	15	79	36
With related children	1,637	1,568	10	50	13
No related children	2,258	2,216	5	29	23
<u>Other family:</u>	2,788	2,658	39	53	54
Male householder, no wife present:	561	532	6	20	7
With related children	140	131	4	5	1
No related children	421	401	2	15	6
Female householder, no husband present:	2,227	2,126	33	33	47
With related children	1,147	1,062	31	23	32
No related children	1,080	1,064	2	10	15
<u>Nonfamily households:</u>	6,398	6,291	24	48	66
Householder living alone	5,314	5,223	22	38	50
Householder not living alone	1,084	1,068	2	10	16

Source: 1990 US Census STF1 Count, Table P19.

* - Includes persons of Hispanic origin

P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990

SOUTH BOSTON	(ratios)				
	All	White*	Black*	Asian	Hispanic
All households:	1.00	1.40	0.03	0.33	0.15
<u>Family households:</u>	1.01	1.63	0.03	0.39	0.12
Married-couple family:	1.00	1.40	0.02	0.31	0.11
With related children	0.98	1.58	0.02	0.35	0.06
No related children	1.03	1.29	0.02	0.26	0.20
<u>Other family:</u>	1.02	2.13	0.03	0.63	0.13
Male householder, no wife present:	1.02	1.81	0.03	0.62	0.09
With related children	0.75	1.97	0.05	0.46	0.02
No related children	1.16	1.76	0.02	0.71	0.15
Female householder, no husband present:	1.01	2.23	0.03	0.63	0.14
With related children	0.85	2.52	0.04	0.72	0.12
No related children	1.29	2.00	0.01	0.48	0.24
<u>Nonfamily households:</u>	0.99	1.23	0.02	0.22	0.21
Householder living alone	1.14	1.44	0.03	0.27	0.25
Householder not living alone	0.60	0.71	0.01	0.14	0.14

* - Includes persons of Hispanic origin

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP, 1990

SOUTH BOSTON			PD Boston	
	Number	Percent	:	Ratio
All persons under 18 years:	5,357	100.0	:	0.95
<u>In households:</u>	5,357	100.0	:	0.96
Household head or spouse	13	0.2	:	1.21
Own child:	4,931	92.0	:	1.00
In married-couple family	3,025	56.5	:	1.10
In other family:	1,906	35.6	:	0.88
Male householder, no wife present	172	3.2	:	0.80
Female householder, no husband present	1,734	32.4	:	0.89
Other relatives	344	6.4	:	0.61
Nonrelatives	69	1.3	:	0.68
<u>In group quarters:</u>	0	0.0	:	0.00
Institutionalized persons	0	0.0	:	0.00
Other persons in group quarters	0	0.0	:	0.00

Source: 1990 US Census STF1 Count, Table P21.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18, 1990

SOUTH BOSTON	With Persons Under 18				PD/Boston Ratios:1		
	Total	1,+*	none		Total	1,+*	none
All households	13,080	2,953	10,127	:	1.00	0.90	1.04
Family households:	6,683	2,933	3,750	:	1.01	0.90	1.11
Married-couple family	3,894	1,642	2,252	:	1.00	0.96	1.03
Other family:	2,789	1,291	1,498	:	1.02	0.83	1.26
Male h'holder, no wife present	562	142	420	:	1.02	0.75	1.17
Female h'holder, no husband present	2,227	1,149	1,078	:	1.01	0.84	1.29
Nonfamily households:	6,397	20	6,377	:	0.99	0.66	0.99
Male householder	2,820	13	2,807	:	0.93	0.74	0.93
Female householder	3,577	7	3,570	:	1.05	0.56	1.05

Source: 1990 US Census STF1 Count, Table P18.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

*- one or more persons under 18 years of age

P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990

SOUTH BOSTON	In Households					In Group Quarters	
	Total	OwnChi	Relat'n	NonRel'n		Inst'lzd	Other
All Persons under 18 years:	5,355	4,929	344	69	:	0	0
<u>Household head or spouse under 18:</u>	13	N/A	N/A	N/A	:	N/A	N/A
					:		
<u>Total dependents under 18:</u>	5,342	4,929	344	69	:	0	0
Under 3 years	1,057	924	122	11	:	0	0
3 and 4 years	644	570	62	12	:	0	0
5 years	347	311	29	7	:	0	0
6 to 11 years	1,728	1,640	66	22	:	0	0
12 and 13 years	549	528	18	3	:	0	0
14 years	229	222	5	2	:	0	0
15 to 17 years	788	734	42	12	:	0	0

Source: 1990 US Census STF1 Count, Table P22.

P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1990

SOUTH BOSTON	(ratios)					In Group Quarters	
	Total	OwnChi	Relat'n	NonRel'n		Inst'lzd	Other
All Persons under 18 years:	1.00	1.06	0.64	0.69	:	0.00	0.00
					:		
<u>Household head or spouse under 18:</u>	1.27	N/A	N/A	N/A	:	N/A	N/A
					:		
<u>Total dependents under 18:</u>	1.00	1.06	0.64	0.69	:	0.00	0.00
Under 3 years	0.96	1.00	0.82	0.54	:	0.00	0.00
3 and 4 years	0.95	0.97	0.79	0.99	:	0.00	0.00
5 years	1.10	1.12	0.92	1.51	:	0.00	0.00
6 to 11 years	1.02	1.08	0.45	0.78	:	0.00	0.00
12 and 13 years	1.09	1.16	0.47	0.38	:	0.00	0.00
14 years	0.92	0.99	0.27	0.38	:	0.00	0.00
15 to 17 years	0.99	1.07	0.57	0.57	:	0.00	0.00

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

Source: 1990 US Census STF1 Count, Table P22.

P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990

SOUTH BOSTON	Persons over 65			PD/Boston Ratio1
	Number Persons	Total (in percent)	Subtotal	
All Persons 65 years and over	4,575	100.0	—	1.35
<u>In family households:</u>	2,272	49.7	100.0	1.27
Householder	1,298	28.4	57.1	1.34
Spouse	592	12.9	26.1	1.18
Other relatives	352	7.7	15.5	1.20
Nonrelatives	30	0.7	1.3	1.11
<u>In nonfamily households:</u>	1,914	41.8	100.0	1.49
Male householder:	460	10.1	24.0	1.43
Living alone	435	9.5	22.7	1.44
Not living alone	25	0.5	1.3	1.19
Female householder:	1,395	30.5	72.9	1.52
Living alone	1,366	29.9	71.4	1.53
Not living alone	29	0.6	1.5	1.20
Nonrelatives	59	1.3	3.1	1.34
<u>In group quarters:</u>	389	8.5	100.0	1.28
Institutionalized persons	352	7.7	90.5	1.29
Other persons in group quarters	37	0.8	9.5	1.14

Source: 1990 US Census STF1 Count, Table P23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

SOUTH BOSTON	Persons over 65			PD/Boston Ratio1
	Total H'holds	Total (in percent)	Subtotal	
All households	13,080	100.0	—	1.00
<u>H'holds w/ 1 or more 65 years and over</u>	3,420	26.1	100.0	1.24
1 person	1,800	13.8	52.6	1.35
2 or more persons:	1,620	12.4	47.4	1.14
Family households	1,542	11.8	45.1	1.14
Nonfamily households	78	0.6	2.3	1.16
<u>Households with no persons 65 years +</u>	9,660	73.9	100.0	0.94
1 person	3,514	26.9	36.4	1.06
2 or more persons:	6,146	47.0	63.6	0.88
Family households	5,139	39.3	53.2	0.97
Nonfamily households	1,007	7.7	10.4	0.58

Source: 1990 US Census STF1 Count, Table P25.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990

SOUTH BOSTON			PD/Boston
	<u>Persons</u>	<u>Percent</u>	<u>Ratio1</u>
Total Asian or Pacific Islanders:	552	100.0	0.35
<u>Asian</u>	546	98.9	0.35
Chinese	214	38.8	0.25
Filipino	52	9.4	0.99
Japanese	12	2.2	0.13
Asian Indian	8	1.4	0.08
Korean	7	1.3	0.12
Vietnamese	242	43.8	0.99
Laotian	3	0.5	0.20
Thai	0	0.0	0.00
Other Asian	8	1.4	0.13
<u>Pacific Islander</u>	6	1.1	0.56

Source: 1990 US Census STF1 Count, Table P7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990

SOUTH BOSTON			PD/Boston		PD/Bost			
	<u>Total</u>	<u>Males</u>	<u>M/Tot</u>	<u>Ratio1</u>	:	<u>Females</u>	<u>Fe/Tot</u>	<u>Ratio1</u>
			(percent)		:		(percent)	
Total persons 15 years and over:	24,914	11,698	47.0	1.00	:	13,216	53.0	1.02
<u>Marital status:</u>					:			
Never married	10,644	5,595	52.6	0.87	:	5,049	47.4	0.83
Now married, and not separated	8,370	4,212	50.3	1.07	:	4,158	49.7	1.07
Separated	924	341	36.9	1.06	:	583	63.1	1.10
Widowed	2,686	522	19.4	1.63	:	2,164	80.6	1.49
Divorced	2,290	1,028	44.9	1.50	:	1,262	55.1	1.27

Source: 1990 US Census STF1 Count, Table P14.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

H 1: HOUSING UNITS by TENURE, 1980 and 1990 *

	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Bost Ratio1
SOUTH BOSTON							
Total Housing Units:	14,055	100.0	14,783	100.0	728	5.2	1.00
Occupied total:	12,626	89.8	13,081	88.5	455	3.6	0.97
Owner occupied	3,326	23.7	3,858	26.8	632	19.0	0.95
Renter occupied	9,300	66.2	9,123	61.7	(177)	-1.9	0.98
Vacant total:	1,429	10.2	1,702	11.5	273	19.1	1.29
For sale only	19	0.1	137	0.9	118	621.1	1.21
For rent	897	6.4	1039	7.0	142	15.8	1.32
All other vacant DUs	513	3.6	528	3.6	15	2.9	1.28

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

* NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Bost Ratio1
SOUTH BOSTON							
All Occupied housing units	12,626	100.0	13,081	100.0	455	3.6	0.97
White1	12,514	99.1	12,733	97.3	219	1.8	1.38
Black1	6	0.0	79	0.6	73	1216.7	0.03
American Indian, Eskimo, or Aleut	20	0.2	40	0.3	20	100.0	1.00
Asian or Pacific Islander	49	0.4	179	1.4	130	265.3	0.32
Other race	37	0.3	50	0.4	13	35.1	0.09
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic Origin	58	0.5	156	1.2	98	169.0	0.15
White	48	0.4	88	0.7	40	83.3	0.22
Black	0	0.0	8	0.1	8	ERR	0.05
All others	10	0.1	60	0.5	50	500.0	0.13
-----	-----	-----	-----	-----	-----	-----	-----
Total minorities	160	1.3	436	3.3	276	172.5	0.10
-----	-----	-----	-----	-----	-----	-----	-----
White, Non-Hispanic	12,466	98.7	12,645	96.7	179	1.4	1.48
Black, Non-Hispanic	6	0.0	71	0.5	65	1083.3	0.03

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	Owner-Occupied				Renter-Occupied			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
	Number	Number	Number	Percent	Number	Number	Number	Percent
SOUTH BOSTON								
Occupied housing units	3,354	3,957	603	18.0	9,272	9,124	(148)	-1.6
White ¹	3,298	3,922	624	18.9	9,216	8,811	(405)	-4.4
Black ¹	6	3	(3)	-50.0	0	76	76	n/a
American Indian, Eskimo, or Aleut	20	7	(13)	-65.0	0	33	33	n/a
Asian or Pacific Islander	13	24	11	84.6	38	155	119	330.6
Other race	17	1	(16)	-94.1	20	49	29	145.0

Hispanic Origin	13	16	3	23.1	45	140	95	211.1
White	48	15	(33)	-68.8	0	73	73	n/a
Black	0	0	0	n/a	0	8	8	n/a
All others	(35)	1	36	-102.9	45	59	14	31.1

Total minorities	104	50	(54)	-51.9	56	386	330	589.3

White, Non-Hispanic	3,250	3,907	657	20.2	9,216	8,738	(478)	-5.2
Black, Non-Hispanic	6	3	(3)	-50.0	0	68	68	n/a

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

H 4: TENURE by AGE of HOUSEHOLDER, 1990

SOUTH BOSTON				PD/Boston Ratios:1		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units:	13,084	3,958	9,126	1.00	0.98	1.01
Age of Householder:						
15 to 24 years	668	58	610	0.50	0.76	0.49
25 to 34 years	3,157	622	2,535	0.87	0.92	0.87
35 to 44 years	2,455	775	1,680	0.94	0.85	0.99
45 to 54 years	1,728	598	1,128	1.05	0.88	1.18
55 to 64 years	1,928	698	1,228	1.34	1.04	1.59
65 to 74 years	1,888	765	1,123	1.39	1.27	1.48
75 years and over	1,284	442	822	1.14	1.05	1.20

Source: 1990 US Census STF1 Counts, Tables H12.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 5: PERSONS in DWELLING UNIT, 1990

SOUTH BOSTON	Occupied Housing Units			PD/Boston Ratios:1		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units	13,079	3,956	9,123	1.00	0.98	1.01
Occupants:						
1 person	5,313	1,219	4,094	1.14	1.10	1.16
2 persons	3,778	1,194	2,582	0.98	0.96	0.99
3 persons	1,884	614	1,270	0.97	0.95	0.97
4 persons	1,141	465	676	0.85	0.91	0.81
5 persons	588	269	299	0.81	0.93	0.72
6 persons	281	121	140	0.79	0.90	0.71
7 or more persons	138	74	62	0.54	0.68	0.43
Persons per occupied housing unit:	1.69	1.75	1.56	0.71	0.66	0.70
Aggregate Persons by Tenure:	28,508	9,944	18,564			
In percent of Total:	100.0	34.9	65.1	1.00	1.02	0.99

Source: 1990 US Census STF1 Counts, Tables H17, H18.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 6: TOTAL HOUSING STOCK by ROOMS per UNIT, 1990

SOUTH BOSTON	<u>Housing Units</u>		:	PD/Boston
	<u>Number</u>	<u>Percent</u>		<u>Ratio1</u>
Total Housing units	14,782	100.0	:	1.00
<u>Rooms per Unit:</u>			:	
1 room	248	1.7	:	0.29
2 rooms	804	5.4	:	0.53
3 rooms	3,090	20.9	:	1.11
4 rooms	4,017	27.2	:	1.36
5 rooms	3,273	22.1	:	1.10
6 rooms	1,635	11.1	:	0.86
7 rooms	637	4.3	:	0.83
8 rooms	405	2.7	:	1.02
9 or more rooms	673	4.6	:	1.09

Source: 1990 US Census STF1 Counts, Table H13.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS, 1990

SOUTH BOSTON	<u>Total</u>	<u>Total</u>	<u>Subtotal</u>		PD/Boston
	<u>Rooms</u>	<u>(in percent)</u>			<u>Ratio1</u>
Total Rooms in All DUs	67,811	100.0	—	:	1.00
Tenure and Status:				:	
<u>In Occupied DUs</u>	60,363	89.0	100.0	:	0.97
Owner occupied	23,712	35.0	39.3	:	0.92
Renter occupied	36,651	54.0	60.7	:	1.01
				:	
<u>In Vacant DUs:</u>	7,446	11.0	100.0	:	1.33
For rent	4,317	6.4	58.0	:	1.42
For sale only	597	0.9	8.0	:	1.10
Rented or sold, not occupied	850	1.3	11.4	:	1.24
For seasonal, recreational, or occasional	87	0.1	1.2	:	0.48
For migrant workers	5	0.0	0.1	:	1.20
Other vacant	1,590	2.3	21.4	:	1.39

Source: 1990 US Census STF1 Counts, Tables H14, H15, H16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS, by TENURE, 1990

SOUTH BOSTON	Occupied Housing Units			:	PD/Boston Ratios:1		
	Total	Owner	Renter		Total	Owner	Renter
All occupied Housing Units	13,080	3,957	9,123	:	1.00	0.98	1.01
<u>Persons per Room:</u>				:			
0.50 or less	8,916	2,860	6,056	:	1.16	1.01	1.25
0.51 to 1.00	3,798	1,028	2,770	:	0.84	0.95	0.81
1.01 to 1.50	284	56	228	:	0.56	0.67	0.54
1.51 to 2.00	72	12	60	:	0.25	0.44	0.23
2.01 or more	10	1	9	:	0.10	0.14	0.09

Source: 1990 US Census STF1 Counts, Tables H21, H22.

H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS, by TENURE, 1990

(in percent)

SOUTH BOSTON	Column Distribution			:	Row Distribution		
	Total	Owner	Renter	:	Total	Owner	Renter
All occupied Housing Units	100.0	100.0	100.0	:	100.0	30.3	69.7
Persons per Room:				:			
0.50 or less	68.2	72.3	66.4	:	100.0	32.1	67.9
0.51 to 1.00	29.0	26.0	30.4	:	100.0	27.1	72.9
1.01 to 1.50	2.2	1.4	2.5	:	100.0	19.7	80.3
1.51 to 2.00	0.6	0.3	0.7	:	100.0	16.7	83.3
2.01 or more	0.1	0.0	0.1	:	100.0	10.0	90.0

Source: 1990 US Census STF1 Counts, Tables H21, H22, and Table H 8, above.

H 9: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990

SOUTH BOSTON				PD/Boston
	<u>Number</u>	<u>Percent</u>	:	<u>Ratio</u>
Specified Owner-occupied DUs:	1,411	100.0	:	1.00
Value:			:	
Less than \$15,000	11	0.8	:	2.35
15,000 to 19,999	3	0.2	:	1.27
20,000 to 24,999	2	0.1	:	1.24
25,000 to 29,999	2	0.1	:	1.07
30,000 to 34,999	3	0.2	:	1.39
35,000 to 39,999	3	0.2	:	1.32
40,000 to 44,999	9	0.6	:	2.71
45,000 to 49,999	2	0.1	:	0.86
50,000 to 59,999	16	1.1	:	2.01
60,000 to 74,999	53	3.8	:	2.29
75,000 to 99,999	193	13.7	:	2.34
100,000 to 124,999	265	18.8	:	1.74
125,000 to 149,999	228	16.2	:	0.88
150,000 to 174,999	254	18.0	:	0.73
175,000 to 199,999	158	11.2	:	0.71
200,000 to 249,999	126	8.9	:	0.79
250,000 to 299,999	56	4.0	:	0.88
300,000 to 399,999	16	1.1	:	0.45
400,000 to 499,999	7	0.5	:	0.62
500,000 or more	4	0.3	:	0.16
			:	
LOWER QUARTILE VALUE	\$105,300		:	0.80
			:	
MEDIAN VALUE	\$140,700		:	0.87
			:	
UPPER QUARTILE VALUE	\$177,300		:	0.92

Source: 1990 US Census STF1 Counts, Tables H23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H10: SINGLE FAMILY AGGREGATE VALUES by RACE/ETHNICITY of OWNER-OCCUPIER, 1990

SOUTH BOSTON	Number of Units	Total Value (millions)	Percent	Per Unit Value	PD/Boston Ratios:2		
					<u>Number of Units</u>	<u>Total Value</u>	<u>Per Unit Value</u>
Total for specified owner-occupied one family housing units:	1,412	\$209.682	100.0	\$148,500	1.00	1.00	0.85
Owner:							
White1	1,397	207.502	99.0	\$148,500	1.23	1.20	0.83
Black1	1	0.085	0.0	\$85,000	0.00	0.00	0.55
American Indian, Eskimo, or Aleut	5	0.648	0.3	\$129,500	2.07	1.82	0.75
Asian or Pacific Islander	9	1.448	0.7	\$160,800	0.35	0.39	0.94
Other race	0	0.000	0.0	n/a	0.00	0.00	n/a
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic origin	6	0.665	0.3	\$110,800	0.17	0.13	0.68

Source: 1990 US Census STF1 Counts, Tables H24, H26, H28.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 1990

SOUTH BOSTON	PD/Boston		
	<u>Number</u>	<u>Percent</u>	<u>Ratio1</u>
Specified renter-occupied units:	9,098	100.0	1.00
<u>Cash rent:</u>	<u>8,966</u>	<u>98.5</u>	<u>1.00</u>
Less than \$100	302	3.3	1.17
100 to 149	1,011	11.1	1.48
150 to 199	633	7.0	1.54
200 to 249	532	5.8	1.40
250 to 299	458	5.0	1.52
300 to 349	592	6.5	1.48
350 to 399	602	6.6	1.58
400 to 449	876	9.6	1.58
450 to 499	562	6.2	1.22
500 to 549	853	9.4	1.24
550 to 599	513	5.6	0.95
600 to 649	595	6.5	0.86
650 to 699	374	4.1	0.66
700 to 749	329	3.6	0.80
750 to 999	571	6.3	0.43
1,000 or more	163	1.8	0.21
No cash rent	132	1.5	1.00
LOWER QUARTILE CONT. RENT	\$228		0.70
MEDIAN CONTRACT RENT	\$420		0.77
UPPER QUARTILE CONT. RENT	\$580		0.79

Source: 1990 US Census STF1 Counts, Tables H32.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H12: AGGREGATE MONTHLY CONTRACT RENT by RACE/ETHNICITY of HOUSEHOLDER, 1990

SOUTH BOSTON	PD/Boston Ratios:2		
	<u>Number</u>	<u>Total</u>	<u>Average</u>
	<u>of Units</u>	<u>Rent/Mo</u>	<u>Rent/Mo</u>
		(millions)	(dollars)
Specified renter-occupied			
DUs paying cash rent:	8,966	\$3.851	100.0
White1	8,657	3.737	97.0
Black1	74	0.022	0.6
American Indian, Eskimo, or Aleut	33	0.010	0.3
Asian or Pacific Islander	154	0.064	1.7
Other race	48	0.018	0.5
Hispanic origin	138	0.059	1.5

Source: 1990 US Census STF1 Counts, Tables H35.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H13: TENURE by HOUSING UNITS in STRUCTURE, 1990

SOUTH BOSTON All Housing Units	Total	PD/Boston Ratios:1		Vacant		PD/Boston Ratios:1			
		Owner	Renter			Owner	Renter		
Units per structure:	Occupied	Occupied				Occup'd	Occup'd		
	14,783	3,957	9,123	1,703		1.00	0.95	0.98	1.29
1, detached	658	520	99	39		0.40	0.36	0.62	0.73
1, attached	1,457	969	393	95		2.16	3.12	1.25	1.94
2	2,148	834	1,115	199		1.04	0.99	1.02	1.49
3 or 4	6,129	1,273	4,042	814		1.60	1.56	1.54	2.10
5 to 9	1,778	114	1,486	178		0.99	0.51	1.08	0.90
10 to 19	1,325	118	1,058	149		0.83	0.74	0.84	0.87
20 to 49	862	90	555	217		0.62	0.62	0.51	1.35
50 or more	270	0	266	4		0.17	0.00	0.21	0.03
Mobile home or trailer	0	0	0	0		0.00	0.00	0.00	0.00
Other	156	39	109	8		0.91	0.82	0.93	1.08

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990

		(in percent)							
		Column Distribution				Row Distribution			
		Total	Owner	Renter	Vacant	Total	Owner	Renter	Vacant
		100.0	100.0	100.0	100.0	100.0	26.8	61.7	11.5
SOUTH BOSTON									
All Housing Units									
Units per structure:									
1, detached		4.5	13.1	1.1	2.3	100.0	79.0	15.0	5.9
1, attached		9.9	24.5	4.3	5.6	100.0	66.5	27.0	6.5
2		14.5	21.1	12.2	11.7	100.0	38.8	51.9	9.3
3 or 4		41.5	32.2	44.3	47.8	100.0	20.8	65.9	13.3
5 to 9		12.0	2.9	16.3	10.5	100.0	6.4	83.6	10.0
10 to 19		9.0	3.0	11.6	8.7	100.0	8.9	79.8	11.2
20 to 49		5.8	2.3	6.1	12.7	100.0	10.4	64.4	25.2
50 or more		1.8	0.0	2.9	0.2	100.0	0.0	98.5	1.5
Mobile home or trailer		0.0	0.0	0.0	0.0	N/A	N/A	N/A	N/A
Other		1.1	1.0	1.2	0.5	100.0	25.0	69.9	5.1

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43, and Table H 13, above.

H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990

SOUTH BOSTON

				PD/Boston Ratios:1		
	Total	Owned	Rented	Total	Owned	Rented
Total Persons in Occupied Units	28,510	9,943	18,567	1.00	1.01	0.99
<u>Units per structure:</u>						
1, detached	1,725	1,493	232	0.39	0.38	0.52
1, attached	3,779	2,757	1,022	2.29	3.51	1.18
2	4,600	2,239	2,361	1.01	1.07	0.95
3 or 4	10,847	2,818	8,029	1.38	1.54	1.31
5 to 9	3,165	193	2,972	1.02	0.53	1.09
10 to 19	2,446	197	2,249	0.94	0.84	0.95
20 to 49	1,255	146	1,109	0.64	0.70	0.63
50 or more	356	0	356	0.18	0.00	0.21
Mobile home or trailer	0	0	0	0.00	0.00	0.00
Other	337	100	237	0.99	0.88	1.04

Source: 1990 US Census STF1 Counts, Table H44.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990

	Column Distribution			Row Distribution		
	Total	Owned	Rented	Total	Owned	Rented
SOUTH BOSTON						
Total Persons:	100.0	100.0	100.0	100.0	34.9	65.1
<u>Units per structure:</u>						
1, detached	6.1	15.0	1.2	100.0	86.6	13.4
1, attached	13.3	27.7	5.5	100.0	73.0	27.0
2	16.1	22.5	12.7	100.0	48.7	51.3
3 or 4	38.0	28.3	43.2	100.0	26.0	74.0
5 to 9	11.1	1.9	16.0	100.0	6.1	93.9
10 to 19	8.6	2.0	12.1	100.0	8.1	91.9
20 to 49	4.4	1.5	6.0	100.0	11.6	88.4
50 or more	1.2	0.0	1.9	100.0	0.0	100.0
Mobile home or trailer	0.0	0.0	0.0	N/A	N/A	N/A
Other	1.2	1.0	1.3	100.0	29.7	70.3

Source: 1990 US Census STF1 Counts, Table H44, and Table H 14, above.

H15: STATUS of VACANT HOUSING UNITS, 1990

			PD/Boston
SOUTH BOSTON	<u>Number</u>	<u>Percent</u>	<u>Ratio1</u>
Total vacant housing units:	1,704	100.0	1.28
<u>Status:</u>			
For rent	1,039	61.0	1.32
For sale only	137	8.0	1.21
Rented or sold, not occupied	167	9.8	1.24
For seasonal, or occasional use	25	1.5	0.49
For migrant workers	1	0.1	1.00
Other vacant	335	19.7	1.44
-----	-----	-----	-----
Boarded up	66	3.9	0.72
Not boarded up	1,636	96.0	1.33
-----	-----	-----	-----
Vacant, usual home elsewhere	45	2.6	0.60
All other vacants	1,657	97.2	1.33

Source: 1990 US Census STF1 Counts, Tables H5, H6, H7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H16: VACANCY STATUS by DURATION of VACANCY, 1990

					PD/Boston Ratios:1
SOUTH BOSTON	<u>Total</u>	<u>For</u>	<u>For Sale</u>	<u>All</u>	<u>Total</u> <u>For</u> <u>For Sale</u> <u>All</u>
Total vacant housing units:	1,700	1,036	137	527	1.00 1.02 0.94 0.97
<u>Vacancy duration:</u>					
Less than 2 months	378	222	12	144	0.87 0.78 0.81 1.08
2 up to 6 months	494	355	29	110	0.80 0.84 0.56 0.77
6 or more months	828	459	96	273	1.28 1.50 1.23 1.03

Source: 1990 US Census STF1 Counts, Tables H40.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

(in percent)

	Column Distribution					Row Distribution			
	<u>Total</u>	<u>For Rent</u>	<u>For Sale</u>	<u>Other</u>		<u>Total</u>	<u>For Rent</u>	<u>For Sale</u>	<u>Other</u>
Total vacant housing units:	100.0	100.0	100.0	100.0		100.0	60.9	8.1	31.0
<u>Vacancy duration:</u>									
Less than 2 months	22.2	21.4	8.8	27.3		100.0	58.7	3.2	38.1
2 up to 6 months	29.1	34.3	21.2	20.9		100.0	71.9	5.9	22.3
6 or more months	48.7	44.3	70.1	51.8		100.0	55.4	11.6	33.0

Source: 1990 US Census STF1 Counts, Tables H40, and Table H 16, above.

REPORT #91-14
Area Name: South Boston
State: MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons) All Persons: 29,467 All Females: 15,445 All Males: 14,021										P13. Hispanic Origin (Universe: Hisp Persons)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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SELECTED SUBJECT DEFINITIONS

- Age:** The age classification is based on the age of the person in completed years as of April 1, 1990. Yet, review of detailed 1990 information shows that a number of respondents tended to provide their age as of the date of their completion of the questionnaire, not their age as of April 1, 1990. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger.
- Contract Rent:** Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. (For more information, see "Specified Renter-Occupied Housing Units Paying Cash Rent.")
- Family Households (families):** Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).
- Group Quarters:** Includes all persons not living in households. Two general categories of group quarters are recognized:
- 1) institutionalized persons which includes persons under formally authorized, supervised care or custody in institutions (such as correctional institutions, nursing homes, and juvenile institutions) at the time of enumeration and
 - 2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.
- Hispanic Origin:** Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicated that they were of "other Spanish/Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Persons of Hispanic origin may be of any race.
- Homeowner Vacancy Rate:** The percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. (For more information, see "Vacant Housing Units.")
- Householder:** Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.
- Households:** Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.
- Housing Units:** Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. (For more information, see "Vacant Housing Units.")
- Non-Family Households:** Includes a householder living alone or with nonrelatives only. (For more information, see "Family Households.")
- Race:** The Bureau of the Census collects and publishes racial statistics as outlined in Statistical Policy Directive No.15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American Indian or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity.) The concept of race the Bureau of the Census uses reflects self-identification by respondents that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. Although the Bureau of the Census adheres to the overall guidelines of Directive No.15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provisions for a write-in entry.
- Rental Vacancy Rate:** The percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. (For more information, see "Vacant Housing Units.")

Seasonal, Recreational, or Occasional Use: Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. (For more information, see "Vacant Housing Units.")

Specified Owner-Occupied Housing Units: Includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for "specified" units exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. (For more information, see "Value.")

Specified Renter-Occupied Housing Units Paying Cash Rent: Includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded. (For more information, see "Contract Rent.")

Vacant Housing Units: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Units") Value—Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. (For more information, see "Specified Owner-Occupied Housing Units.")

CONFIDENTIALITY AND HOW IT AFFECTS CENSUS DATA

As required by Title 13 of the U.S. Code, the Census Bureau must publish data in a form that does not disclose information about specific individuals, households, and housing units. In the 1970 and 1980 censuses, if the number of persons, households, or units to be presented in a table for an area was small enough so that it might have been possible to make individual identifications, then the data in such a table were potentially subject to suppression. Such suppressed data were represented by "****" or 0 in published tables or tape files.

This form of protection of confidentiality was effective, but made it difficult to use the tables as a source for secondary analysis. No exact value could be assigned to "****", and "false" 0's which made it impossible to sum across tables without complex programming to control for suppression of data.

For the 1990 Census, a new method of protecting the confidentiality has been devised. Every cell of every table will contain real numbers, but some small fraction of the households reported as being in each place actually live in some other location. The households which have been swapped between locations were matched so that the total number of persons by race, American Indian Tribe membership, and Hispanic ethnicity in each location was unchanged by the swapping. Furthermore, age was matched to the extent that the number of persons over and under age 18 in each location was unchanged by the household swapping.

Household swapping will impact upon such data items as exact age, sex ratios, and form of home ownership and household composition as reported in these STF1 data tables, and upon items such as education, employment, and income which will be covered in STF3 tables (forthcoming). However, the overall impact of household swapping, called the confidentiality edit, on the accuracy of the data is expected to be less than that of non-sampling errors (false or incorrect reporting or recording of data), coverage errors (missed households or persons), and processing errors (clerical and computer errors). This new method will greatly enhance the utility of the data because all tables are complete. This will be particularly true for the areas of very small population, despite the higher rate of household swapping because so many tables for such units had previously been subject to suppressions.